

## 4 Bedroom House for Sale in Aphrodite Hills, Paphos District

Reference ID: #23450 Price details: €1,500,000 This beautiful villa sits on a large plot of 1658 m<sup>2</sup> on the famous golf resort. Entering the villa from the main doors you enter a lovely lounge area with full glass doors letting in ample light making it light and airy. On the ground floor, you will find the living room with fireplace and a fabulous kitchen area with granite worktops and the latest brand appliances fitted in with a spacious dining area. You will find a spacious master suite with luxury en-suite and on the other side another 3 spacious bedroom. Both bedrooms come with fully fitted wardrobes and have private balconies overlooking the magnificent pool and garden area. Stepping o...

### Property Info

Covered Area	<b>295</b>
Covered Veranda	<b>N/A</b>
Uncovered Veranda	<b>N/A</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1658</b>
Pool	<b>Yes</b>
Parking	<b>No</b>

### Additional info

Reference Number	<b>23450</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>5+</b>

### Amenities

- Storage room

### Location

**Location:** Aphrodite Hills Region: **Paphos**

## Price: €1 500 000 + VAT

VAT for this property is **€178,220** or **€285,000**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€56 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 085.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35777000111</b>			

## Price change history

€1 500 000 on Oct 19, 2023





